

Kurt and Aviva Will

GREYLOCK DESIGN ASSOCIATES

Landscape Architecture & Land Planning

• 4 Lime Kiln Rd
Lenox, MA 02350
P. 413-637-8366

40 Viets Road, Sandisfield MA



SPECIAL PERMIT APPLICATION

For

Kurt and Aviva Will

South Branch Farm LLC

Tax Map 44, Lot 45.2

40 Viets Road

Sandisfield, MA 01255

June 2023



**Town of Sandisfield
 Select Board
 (413)-258-4711 Ext. 3
 sandisfieldma.gov**

**Town of Sandisfield
 Special Permit Application**

Case No. _____
 Date: _____
 (Board use only)

I/ We, the undersigned, hereby:

Check one:

X	Make application to the Board for a SPECIAL PERMIT under section <u>5</u> of the Zoning Bylaws of the Town of Sandisfield for the purpose(s) described below. (Attach a copy of all plans for any proposed construction involved.)
<input type="checkbox"/>	Petition the Board to vary the terms of Section _____ of the Zoning Bylaws of the Town of Sandisfield so as to allow: (Describe in detail below the nature of the variance sought and attach plot plan and any construction plans involved.)
<input type="checkbox"/>	Appeal to the Board, under Section 7.12 of the Zoning Bylaws of the Town of Sandisfield, for relief from the decision of _____, a copy of which is attached hereto.

PREMISES AFFECTED:

Address/ Location: 40 VIETS Road Sandisfield

Assessor's Map and Lot No: 414-0-45.2

Record Title stands in the name of:

South Branch Farm LLC

Whose address is: 29 2nd Street, Brooklyn, NY. 11231-4868

Street

City/ Town

Zip

By a deed duly registered in the Southern District, Berkshire County Registry of Deeds in Book 02392 Page 19 or Registry of District Court, Cert. # _____ Book _____ Page _____

Describe **IN DETAIL** below or in attachment the nature of Special Permit, Variance, or Relief requested by this application:

See attached narrative.

Signature: Kris Will

Name (Print): Kris Will

Address: 29 2nd St.

City/ State/ Zip: Brooklyn N.Y.

Telephone: _____

Signature of property owner, if other than applicant:

DO NOT WRITE BELOW THIS LINE.

Certification of Town Clerk:

This is to certify that the forgoing application/ petition/ appeal was filed with the office on

July 17 2013 at 11:18 A.M.
Date Time



[Handwritten Signature]
SIGNATURE AND SEAL OF THE TOWN CLERK

PROJECT NARRATIVE

For a proposed project

By

Kurt and Aviva Will

South Branch Farm LLC

40 Viets Rd

In

Sandisfield Massachusetts

SITE LOCATION & CHARACTERISTICS

The property is located on the east and west side of Viets Rd and is identified as map 414 and lot 45.2, further identified as South Branch Farm LLC in Southern Berkshire Registry of Deeds in Book 2392, Page 19 and consists of 5.02 acres as a portion of parcel one. The entirety of the Town of Sandisfield is a single base district. The subject of this application is the west side of Viets Road where the existing house and attached garage is located. The house is a pre-existing non-conforming structure as it exists approximately 25' from the front property line; the Front Setback is 30'. The subject area of the proposed project is not encumbered by any aspects of the Wetlands Protection Act, or any other regulatory aspects relating to the site. The parcel is served by a private well and an existing subsurface sewage disposal system. The proposed addition will require permitting for the expansion of the existing sewage disposal system.

PROPOSED PROJECT

The Applicant is seeking a Special Permit under section 5, *Non-conforming Structures, Uses and Lots* to construct the proposed addition to the existing structure. Plans for the proposed addition and other supporting documents are included in this submission. The proposed addition will encroach no closer to the front property line than the current structure.

As indicated above the property is served by subsurface sewage disposal facility and the proposed addition will trigger the expansion of that system. Plans will be submitted independent of this application to the Sandisfield Board of Health.

Given the location of the property and status of Viets Road at the property we believe the Permitting granting authority can grant this permit as it:

- Is in compliance with all provisions and requirements of the Town of Sandisfield Zoning Bylaw and is in harmony with its general intent and purpose.
- Although it may not be considered to be essential or desirable to the public convenience or welfare it is also not unessential or undesirable to the public convenience or welfare in this location as this is the only residence within approximately one half mile on a road that is travelled only by the homeowner.

- The proposed addition will not be detrimental to the adjacent uses or the established or future character of the neighborhood.
- The proposed addition will not create undue traffic or unduly impair pedestrian safety.
- Lastly, as the property is served entirely by private systems and does not rely on the municipal systems in the Town of Sandisfield for water, sewage, or drainage the proposed addition will not overload any of these municipal systems.

Will Residence

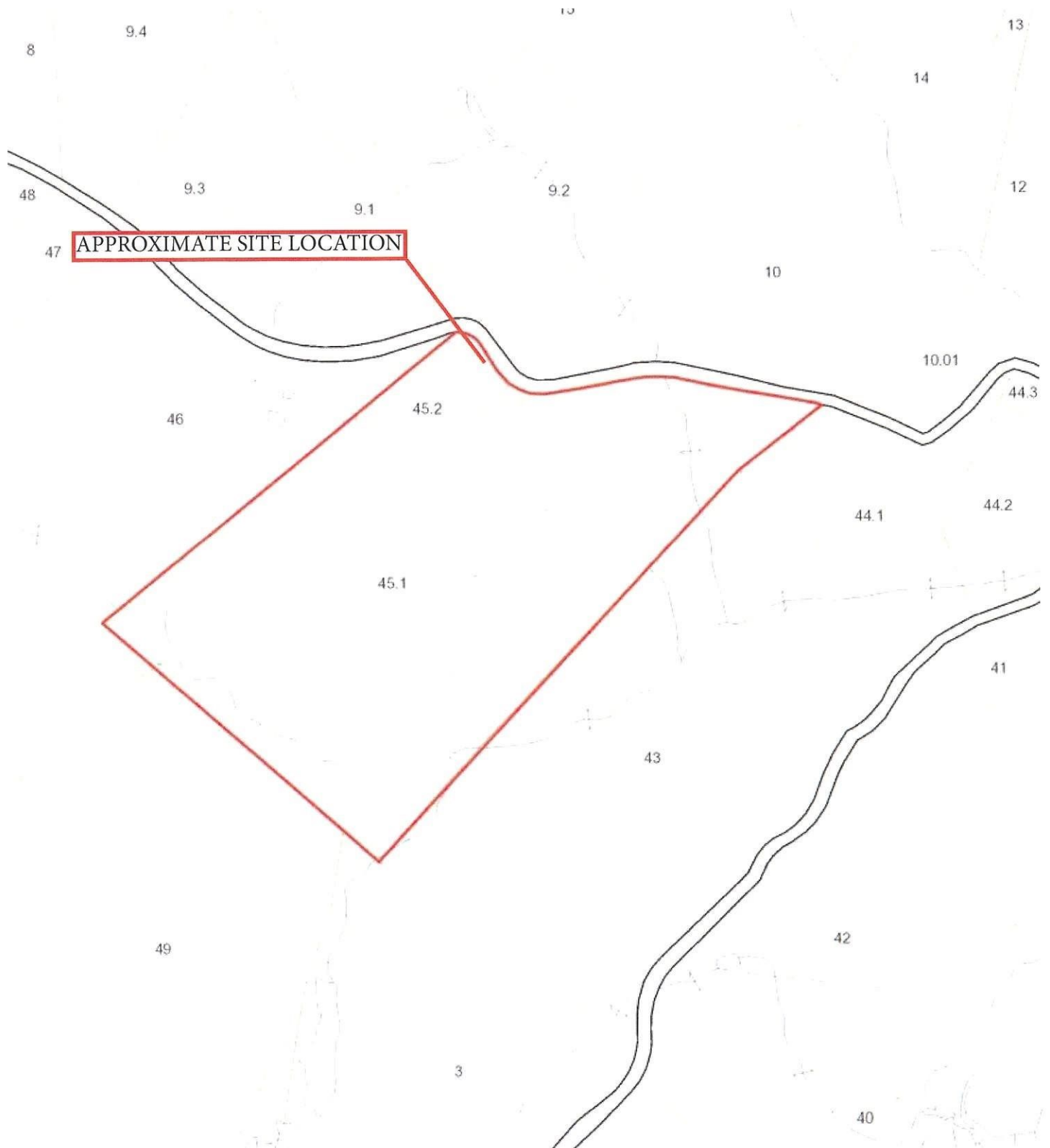
40 Viets Road, Sandisfield MA

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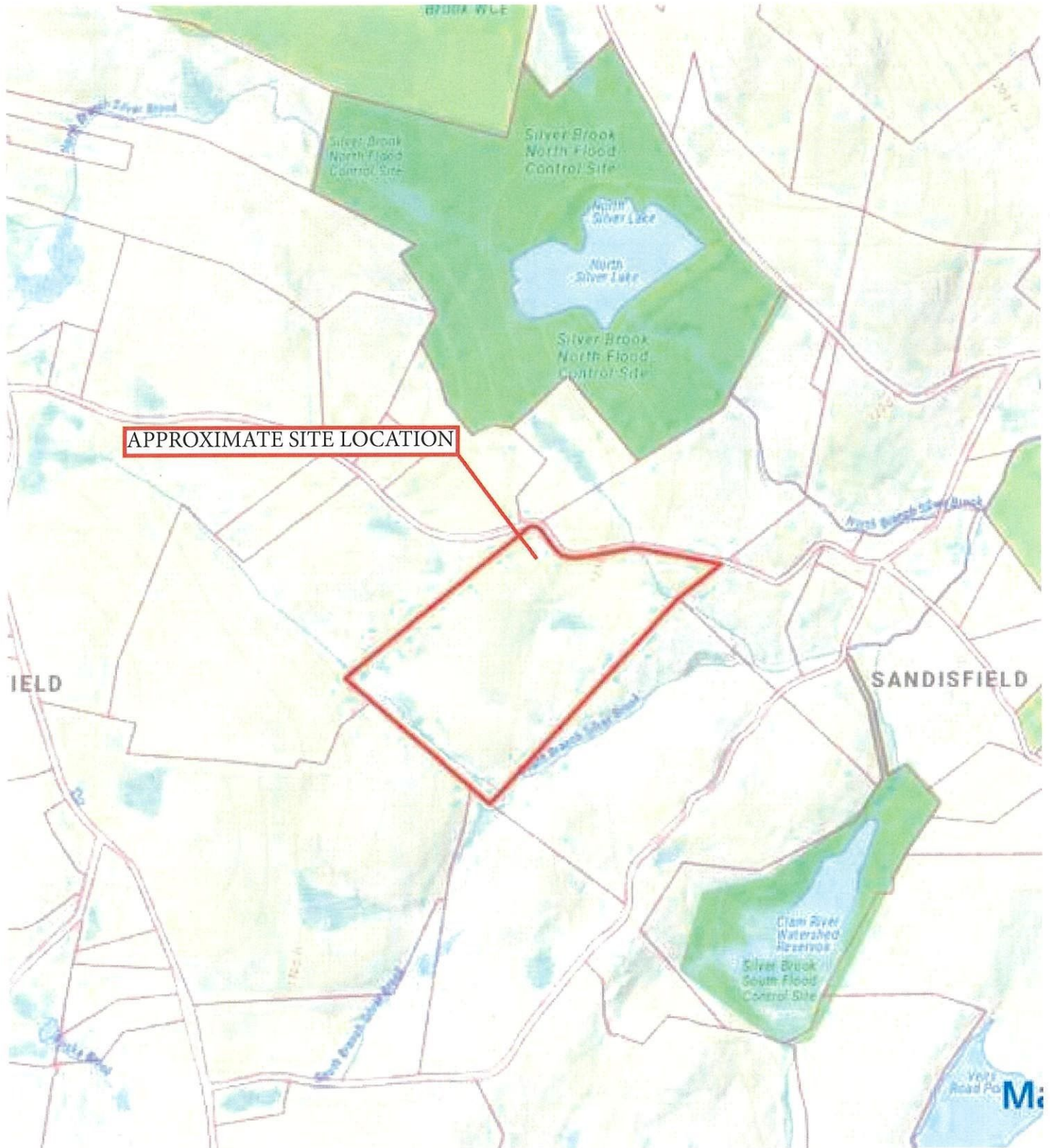


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PLAN NOTES



PROPERTY LINE AND EXISTING CONDITIONS INFORMATION OBTAINED FROM DRAWING PREPARED BY TACONIC LAND CONSULTANTS ON MAY 24th, 2018.

GRAPHIC KEY

- PROPERTY LINE
- - - LIMIT OF WORK
- MINOR WATERFLOW
- ~ TREELINE
- ⊕ BENCHMARK
- ⊙ EX. PRO TREE/SHRUB
- ⊙ EX. VEG. TO BE REMOVED
- EX. PRO STONE WALL
- EX. PRO FENCE
- EX. CONTOURS
- PRO. CONTOURS
- SEWER
- WATER
- ELECTRIC
- GAS
- DRAIN

GENERAL CONTRACTOR NOTES

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND OTHER EXISTING CONDITIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.

ANY WORK STARTED BEFORE ACCEPTANCE BY THE LANDSCAPE ARCHITECT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE SUBJECT TO CORRECTIONS BY HIM WITHOUT ADDITIONAL COMPENSATION.

CONTRACTOR SHALL COORDINATE SITE WORK WITH OTHER CONTRACTORS ON-SITE.

ALL UTILITIES TO BE INSTALLED UNDERGROUND AND THE CONTRACTOR SHALL COORDINATE ALL UNDERGROUND UTILITY CONNECTIONS WITH APPROPRIATE UTILITY COMPANY.

ALL CONSTRUCTION IS TO COMPLY WITH ANY AND ALL TOWN REGULATIONS AND ALL FUTURE AMENDMENTS.

OTHER THAN SHOWN HERE, NO WORK, VEHICLE OR UNNECESSARY FOOT TRAFFIC, STORAGE, DISPOSAL, STOCKPILING, OR OTHER ACTIVITY SHALL OCCUR WITHIN THE AREAS OF VEGETATION OR TREES TO BE PROTECTED, AND NO SILT OR OTHER FOREIGN MATERIAL SHALL MIGRATE OUTSIDE OF THE WORK AREA.

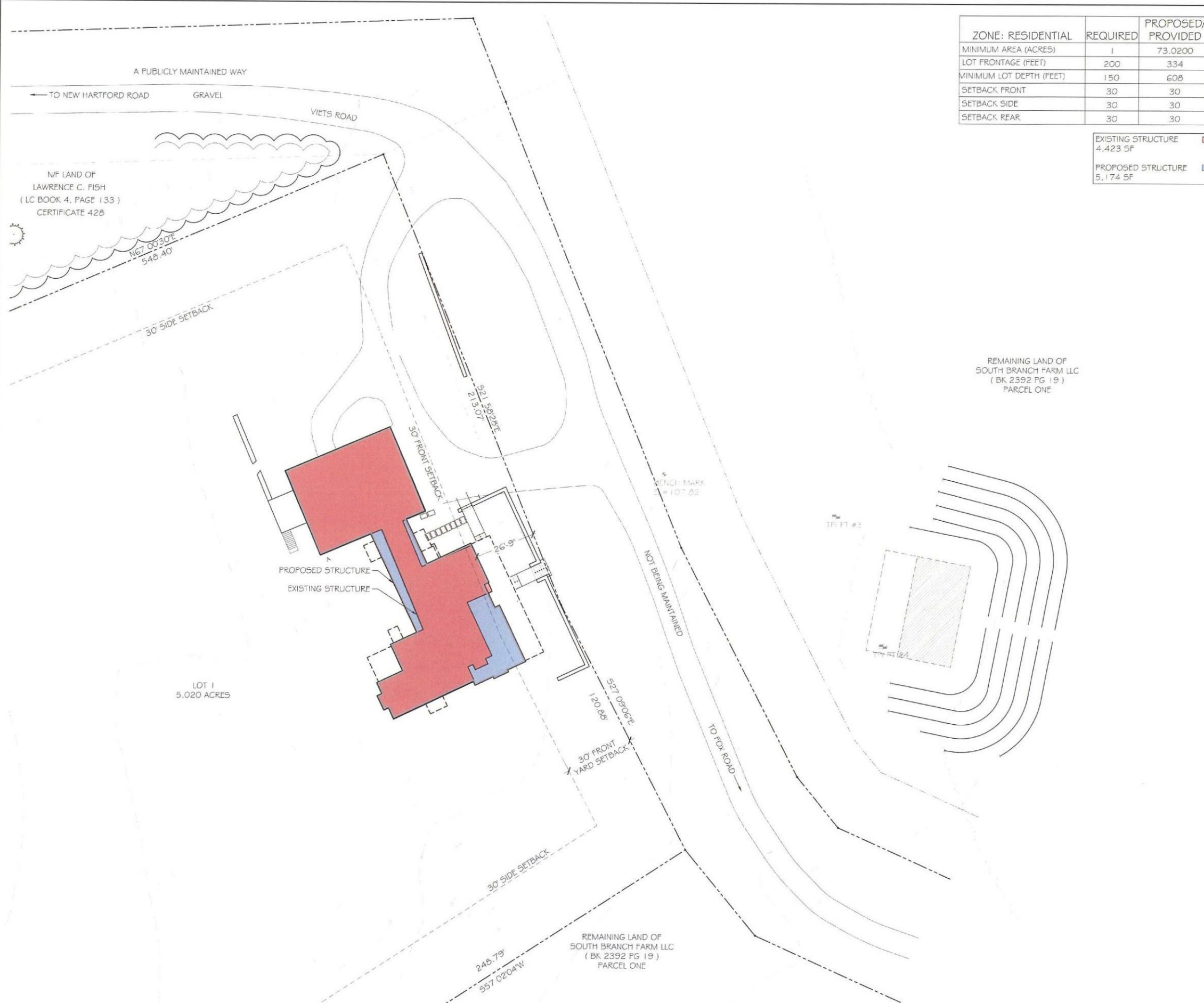
EARTHWORK SHALL BE SUSPENDED FOR MAJOR STORM EVENTS AND ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES WILL BE IMPLEMENTED AS NECESSARY.

CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE SITE IS LEFT IN A CLEAN MANNER DAILY WITH NO GARBAGE OR CONSTRUCTION DEBRIS REMAINING, AS WELL AS SECURING THE WORK AREAS FROM THE GENERAL PUBLIC.

ANY CHANGES IN THE FIELD SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONTRACTOR'S EXECUTION OF WORK.

CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE ((888) 344-7233) PRIOR TO BEGINNING CONSTRUCTION.

ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN ON THE PLAN AND LOCATIONS MAY VARY IF SHOWN.



ZONE: RESIDENTIAL	REQUIRED	PROPOSED/ PROVIDED
MINIMUM AREA (ACRES)	1	73.0200
LOT FRONTAGE (FEET)	200	334
MINIMUM LOT DEPTH (FEET)	150	608
SETBACK FRONT	30	30
SETBACK SIDE	30	30
SETBACK REAR	30	30

EXISTING STRUCTURE	4,423 SF
PROPOSED STRUCTURE	5,174 SF



Greynock Design Associates
Landscape Architecture & Land Planning

4 Lime Kiln Rd • 1946 Washington St
Lenox, MA 01240 Boston, MA 02118
P. 413-637-8366

No.	Revision	Date	App'd
3			
2			
1			
0			

Project Title:
WILL RESIDENCE

Viets Road
Sandisfield, Massachusetts

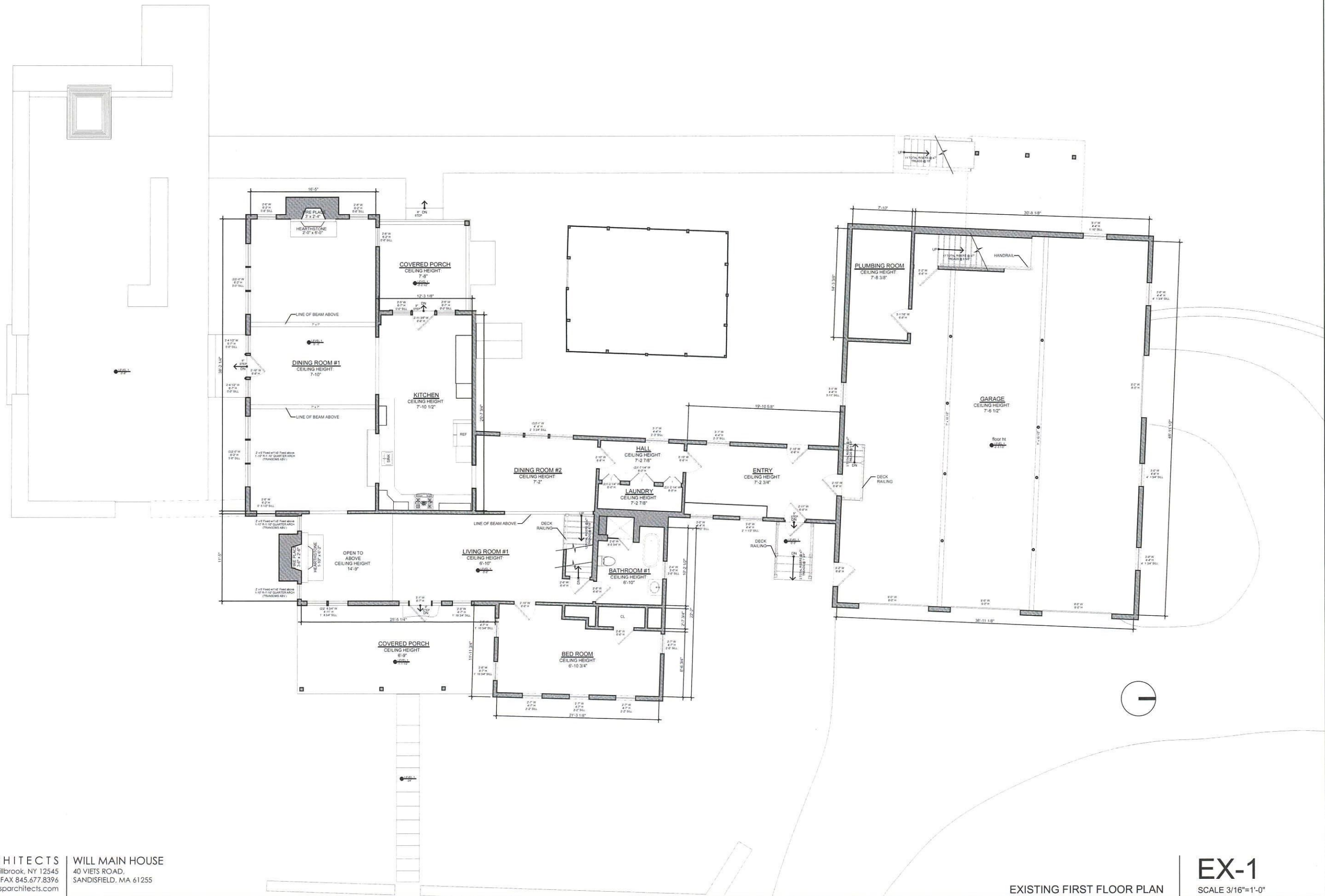
Designed by GDA	Checked by RCA
Issued for REVIEW	Date February 28, 2023

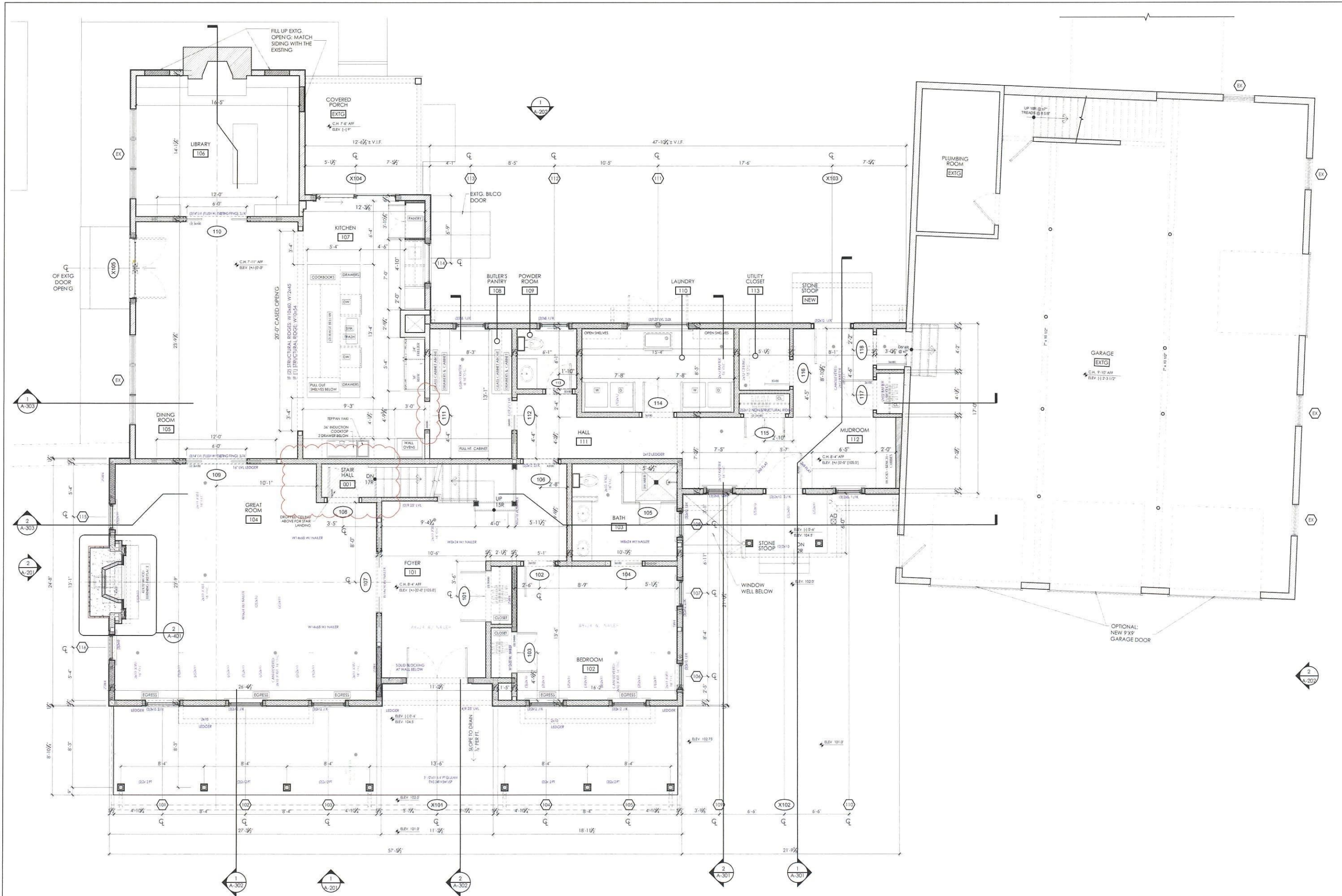
Drawing Title:
EXISTING VS PROPOSED

Drawing Number

L-101

Sheet
1 of 1





INDemnIFY AND HOLD HARMLESS AGREEMENT:
 THE CONTRACTOR AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT AND PROJECT MANAGER, AND THEIR AGENTS AND EMPLOYEES, FROM AND AGAINST ALL CLAIM, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF PERFORMANCE OF THE WORK, WHICH ARE (1) FOR BODILY INJURY, ILLNESS, OR DEATH, OR FOR PROPERTY DAMAGE, INCLUDING LOSS OF USE, AND (2) CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR'S NEGLIGENCE ACT OR OMISSION, OR THAT OF A SUBCONTRACTOR, OR THAT OF ANYONE EMPLOYED BY THEM OR FOR WHOSE ACTS THE CONTRACTOR OR SUBCONTRACTOR MAY BE LIABLE. THIS AGREEMENT TO INDEMNIFY AND HOLD HARMLESS IS NOT APPLICABLE TO LIABILITY OF THE ARCHITECT AND PROJECT MANAGER, OR THAT OF THE ARCHITECTS OR PROJECT MANAGER AGENTS OR EMPLOYEES, ARISING OUT OF THE PREPARATION OR APPROVAL OF REPORTS, OPINIONS, SURVEYS, MAPS, DRAWINGS, DESIGN, OR SPECIFICATIONS.

OWNERSHIP AND USE OF DOCUMENTS:
 CRISP ARCHITECTS MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, WITH RESPECT TO THE USE OF THE DATA PROVIDED HERewith, REGARDLESS OF ITS FORMAT OR THE MEANS OF ITS TRANSMISSION. ANY AND ALL PERSONS USING THESE DRAWINGS ASSUME FULL RESPONSIBILITY AS TO THE ACCURACY, CURRENCY, OR RELIABILITY OF THIS DATA FOR ANY PURPOSE. ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD BY A LICENSED PROFESSIONAL.

WILL RESIDENCE 40 VIETS ROAD, SANDSFIELD, MA 01255	
CRISP ARCHITECTS JAMES M. CRISP, AIA 16 Washington Avenue Millbrook, NY 12545 PH: (845) 677-8256 crisp@crisparchitects.com	
DATE: 5/26/2023 REASON: BUILDING DEPARTMENT SET	DRAWN BY: RH CHECKED BY:
PROPOSED FIRST FLOOR PLAN	
A-101	
NOT FOR CONSTRUCTION	